



Rob & Terry Ryan
Roaring Lion Ranch
13 Orion Belt Way
Hamilton, MT 59840
tryan@eamail.com



Ravalli County Commissioners

September 28, 2008

Regarding Draft C Zoning Regulations

Dear Commissioners,

RECEIVED

SEP 29 2008

Ravalli County Commissioners

--	--	--	--	--

Draft C is an improvement over Draft B

If we are going to vote on this issue then the regulations should not become law until after the vote. Otherwise the County will waste a lot of money setting up infrastructure for the permit process and then have to lay off people and close it down if the vote fails.

4.5 I don't like the commoditization of land. Such derivatives are why Wall Street is in trouble.

4.6 I like the lighting section. When you go into a brightly lit gas station you are five minutes on the road before you can see again at night.

2.2 This section contains the major problem with this draft. **All rural land should be zoned Ag 10. It makes no sense to zone only the irrigated land ag 10. Irrigated land is the best farm land, so why should it get a denser residential rating.**

In addition, it is completely unclear what is intended by irrigated. We have four pastures which have irrigation dedicated to them. Some of the land in the same parcels is not irrigated. Will part of the parcel be ag 10 and the rest ag 40? We also have flood irrigation rights on the West side of our ranch. Will all those acres be zoned ag 10. What about the 40 acres on the Northwest side which does not flood irrigate and is a separate parcel, but contiguous with the rest of the property. Jim Rockosh and Carlotta Grandstaff assured us in the large property owners' session that any kind of irrigation sufficed to get that parcel into ag 10. However, the interpretation will be up to someone else when they are no longer in office, or up to a court of law if there is a dispute. Therefore it needs to be very specific.

There is no reason to have ag 40. Some of our most desirable land for development (not that we are planning any) is non-irrigated. Much of my irrigated land would not perc. Availability of well water will limit density on some of our acres on the West side.

Page two

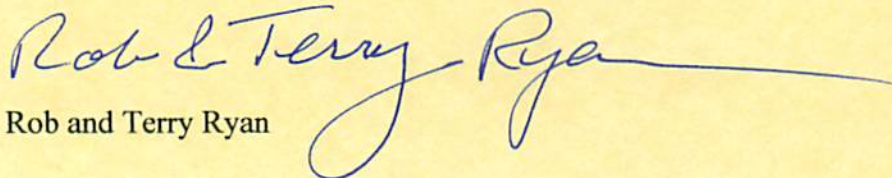
If the land will perc and it has enough water available, the owner should be allowed to develop it. It is patently absurd in a County where over 80% of the land is already preserved in perpetuity for the wildlife to force people with non irrigated acres to remain open space for the benefit of the wildlife.

Score: Wildlife 8
People 2

Don't people deserve anything? We keep seeing you tout Stewart Brandbourg as your go to man for ideas about zoning for this county. As the Founder of Friends of the Bitterroot, Stewart has demonstrated many times over he values plant life over human life. This is not the person we want dictating our life style in the Bitterroot Valley.

If you permit ideas regarding severe growth limitation to prevail you will create another Aspen or Jackson Hole where only affluence people can afford to buy. This will destroy the Bitterroot Community. A strong community depends on having people from all walks of life. If all the parcels must remain large, only those with large bank accounts will buy them. Then all the service people will be driving down from Missoula instead of living right here. We rejected buying property in Aspen and Jackson Hole for precisely that reason. No Community. Don't repeat their error here.

Sincerely,

A handwritten signature in blue ink that reads "Rob & Terry Ryan". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Rob and Terry Ryan